

CLAIMS:

1. A method for sub-division of a plot of land, said method comprising the steps of:-
 - 5 forming on a polygonal basic tile shape a layout of a basic precinct unit comprising an array of occupiable spaces of predetermined shape, at least one access way communicating with each occupiable space ; said occupiable spaces each having respective right of occupancy; and,
 - 10 tessellating said polygonal basic tile shapes over an area to be sub-divided whereby respective said at least one access way of each basic precinct unit connects with an access way of an adjacent basic precinct unit to form a network of connecting access ways, each said basic precinct unit, together with an adjacent basic precinct unit forming an inter-tile unit of predetermined shape from two or more adjacent occupiable spaces, said inter-tile unit linking adjacent basic precinct units.
- 15 2. A method as claimed in claim 1 wherein said polygonal basic tile shape comprises a plurality of polygonal sub-tiles of predetermined shape.
3. A method as claimed in claim 2 wherein each said polygonal sub-tile comprises a layout including at least portion of an occupiable space
- 20 and at least portion of an access way.
4. A method as claimed in claim 3 wherein each said polygonal sub-tile further comprises at least portion of a common space.
5. A method as claimed in claim 2 wherein said sub-tiles comprises part or all of one or more occupiable spaces.

6. A method as claimed in claim 2 wherein each said sub-tile shape is identical.
7. A method as claimed in claim 2 wherein said sub-tiles each comprise an array of discrete occupiable spaces and at least one access way.
8. A method as claimed in claim 7 wherein said sub-tiles further comprise at least one common space region.
9. A method as claimed in claim 7 wherein said sub-tiles have the same or differing shapes.
10. A method as claimed in claim 2 wherein said basic tile shapes are tessellated to form a super-tile shape containing provision for public amenities.
11. A method as claimed in claim 10 wherein said super-tile is tessellated with basic tile shapes of the same or differing shapes.
15. 12. A method as claimed in claim 1 wherein adjacent said occupiable spaces embody adjacent building structures having at least one common wall structure.
13. A method as claimed in claim 12 wherein said building structures are selected from duplex, triplex, quadriplex, pentaplex, sextuplex or octaplex structures or any combination thereof.
20. 14. A method as claimed in claim 13 wherein said occupiable spaces comprise housing lots.
15. A method as claimed in claim 14 wherein said basic precinct unit comprises a basic neighbourhood unit.

16. A method as claimed in claim 13 wherein said occupiable spaces comprise building floor plan layouts.
17. A method as claimed in claim 1 wherein said access way comprises a roadway.
- 5 18. A method as claimed in claim 17 wherein said access way comprises pedestrian access ways.
19. A method as claimed in claim 4 wherein said common space includes roadways and/or pedestrian access ways.
20. A method as claimed in claim 4 wherein said common space 10 includes communal spaces.
21. A building structure for use in a housing sub-division according to claim 1, said building structure being selected from a triplex, pentaplex, sextuplex or octaplex configuration wherein dwelling units are separated from adjacent dwelling units by at least one common wall.
- 15 22. A land sub-division whenever effected according to claim 1.
23. A method for sub-division of a plot of land, said method characterized by the steps of:
 - inputting into a processing device dimensional, boundary and topographical contour data of a plot of land to be sub-divided;
 - 20 selecting from a data storage means associated with said processing device at least one polygonal basic tile shape;
 - forming on said polygonal basic tile shape a layout of a basic precinct unit comprising an array of occupiable spaces selected from a stored range of predetermined shapes and at least one access way

communicating with each occupiable space;

computing a tessellation of said polygonal basic tile shapes over a computed surface of said plot of land within a predetermined dimensional ratio whereby respective said at least one access way of each

- 5 basic precinct unit connects with an access way of an adjacent basic precinct unit to form a network of connecting access ways over said computed surface of said plot of land to be sub-divided, each said basic precinct unit, together with an adjacent basic precinct unit, forming an inter-tile unit of predetermined shape from two or more adjacent occupiable spaces, said
- 10 inter-tile unit linking adjacent basic precinct units; and,

outputting to a display device a computed sub-divisional plan for said plot of land.

24. A method as claimed in claim 23 wherein said basic polygonal tile shape is formed from two or more polygonal sub-tile shapes of
- 15 predetermined configuration.

25. A method as claimed in claim 24 wherein a plurality of basic polygonal tile shapes may be combined to form a polygonal super-tile shape of predetermined configuration.

26. A method as claimed in claim 25 wherein polygonal inter-tile shapes, polygonal sub-tile shapes and/or polygonal super-tile shapes are tessellated alone or in any combination thereof to form a computed sub-divisional plan for said plot of land.
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27. A method as claimed in claim 26 wherein tessellated sub-tile, basic tile, super-tile and inter-tile units or any combination thereof are applied

to a computed sub-divisional plan of a plot of land in a best fit adaptation to accommodate predetermined land boundary and/or land contour variations.

28. A method as claimed in claim 27 wherein computed artefacts absent from said basic precinct units are incorporated into said computer
5 subdivisional plan of said plot of land without substantial distortion to said network of connecting access ways.